



Notice of Decision

FILE NOS.: SDP16-00003, PRJ14-00006

PROJECT: **CLARK ELEMENTARY AND GIBSON EK HIGH SCHOOL**

APPLICANT: Steve Barnes
Cornerstone Architectural Services
6161 NE 175th Street, Suite 101
Kenmore, WA 98028-4800

OWNER: Issaquah School District 411
Steve Crawford
565 NW Holly Street
Issaquah, WA 98027

STAFF CONTACT: Amy Tarce, Senior Planner
Development Services Department, (425) 837-3097
Email: amyt@issaquahwa.gov

REQUEST: Site Development Permit APPROVAL for a proposed redevelopment of the existing Issaquah Middle School site to accommodate the relocation of Clark Elementary School and a new Gibson Ek High School in the existing buildings, and addition of portables for a new "Academy of Community Transition" program and administration offices.

SITE AREA: 11.35 Acres. The project site currently consists of 7 contiguous parcels. The Issaquah School District has applied for a Lot Line Adjustment to consolidate the 7 existing parcels into one (File no. LLA 16-00002).

SITE ADDRESSES: **335 1st Ave. SE, 301 AND 370 1ST Place SE** (formerly 400, 420 and 500 1st Avenue SE) – New addresses were assigned by City in June 2016)

ZONING: Community Facilities-Facilities (CF-F)

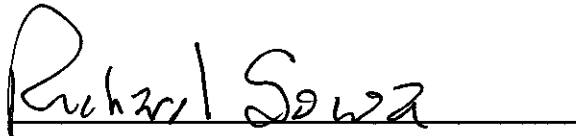
COMPREHENSIVE PLAN DESIGNATION: The site is designated "Community Facilities" by the Issaquah Comprehensive Plan, adopted in 1995 and as amended 2014.

SUBAREA: Olde Town

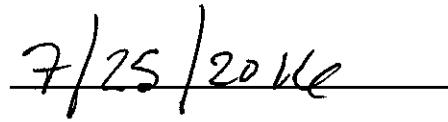
I. DECISION

The Development Commission has Approved with Conditions the proposed Site Development Permit for Clark Elementary and Gibson Ek High School, SDP16-00003, during a public hearing conducted on July 20, 2016. The Development Commission rendered its unanimous decision after reviewing the plans, architectural drawings and technical studies submitted between April 15 to April 30, 2016; the Staff Report dated June 8, 2016, with Attachments 1 through 10; Staff Memo dated July 13, 2016 with Attachment 11; and Conditions of Approval in Section VI below.

Approval of the land use application is based on the Findings of Fact in Part II, Conclusions in Part III, and the Conditions of Approval in Part IV below.



Richard Sowa, Chair
Development Commission



Date

This Notice of Decision has been executed this 22nd day of July, 2016 by the Chairman of the Development Commission on behalf of and per the direction of the Development Commission.

WHEREAS, a public hearing was held on July 20, 2016, to consider a Site Development Permit for a renovation of the buildings and site improvements on the former Issaquah Middle School for a new Clark Elementary School and Gibson Ek High School campus;

WHEREAS, as the Development Commission reviewed the application on July 20, 2016 and has had adequate time to review and reflect upon the applications; and,

WHEREAS, the Development Commission is now satisfied that the application has been sufficiently considered, and hereby makes and enters the following:

II. FINDINGS OF FACT

- A. The staff analysis in the Staff Report dated June 8, 2016, the SEPA determination issued on the 2nd of June, 2016; the Staff Memo dated July 13, 2016, and the staff presentation at the Public Hearing on July 20, 2016 shall be part of the Findings of Fact.
- B. This proposal was reviewed in accordance with the Issaquah Land Use Code (Issaquah Municipal Code Article 18) and was determined to be subject to a Level 3 Land Use review. The Development Commission is the decisionmaker for Level 3 reviews and requires a public hearing.

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- C. A Community Conference (File no. COM16-00001) was held on the March 2, 2016. The Notice of Community Conference was mailed to parties of record and property owners within 300 feet of the project site on February 19, 2016. The Notice was also posted on the City's website.
- D. A Notice of Application was mailed to parties of record and to property owners within 300 feet of the subject site on May 4, 2016. The Notice of Application was posted on the city's website in the same week. An information sign about the project was posted on the property on May 14, 2016. Public comments were allowed up through the public hearing of July 20, 2016.
- E. As part of the Site Development Permit Level 3 review process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the project site at least 10 days prior to the public hearing. Notice of the public hearing was mailed out to parties of record and property owners on June 3, 2016 for the scheduled hearing date of June 15, 2016. Notice of the public hearing was also posted on the City's web site.
- F. Legal Notice in the newspaper, at least 10 days prior to the public hearing, is also required. The Notice of Public Hearing for June 15, 2016 was published in the Issaquah Press on June 2, 2016.
- G. The public hearing was rescheduled for June 29, 2016, and again for July 20, 2016, due to the City's determination that additional analysis of traffic impacts was required. A Notice of Public Hearing was mailed to the parties of record and the property owners within 300 feet of the project site on June 16, 2016 for the June 29 public hearing and June 29, 2016 for the July 20 public hearing. The new public hearing date was posted on the site sign on June 29, 2016. The Legal Notice for the June 29 public hearing was published in the Seattle Times on June 17, 2016. The Legal Notice for the July 20 public hearing was published in the Issaquah Reporter on July 8, 2016. Notices of the public hearing were also provided on the City's website.
- H. Prior to the Public Hearing, the City received 5 letters, 3 from the same resident, and one from 10 residents of the Issaquah Crown Condominium.
- I. Ten residents provided oral comments at the Community Conference held on March 2, 2016. Three residents and one business owner provided oral comments at the Public Hearing on July 20, 2016.
- J. Citizen concerns, in summary, include: light, noise, vehicle exhaust and view impacts of the proposed parking lot and new school drop off zone at the southwest corner of the property, light and noise impact of the new playfield, the large amount of impervious surface, pedestrian safety and Safe Routes to School street improvements, trespassing on school site during off-hours, and construction impacts. Citizens also encouraged the Issaquah School District to adopt sustainable building practices and materials, and to consider locating parking under the school buildings, instead of surface parking lots. Citizen

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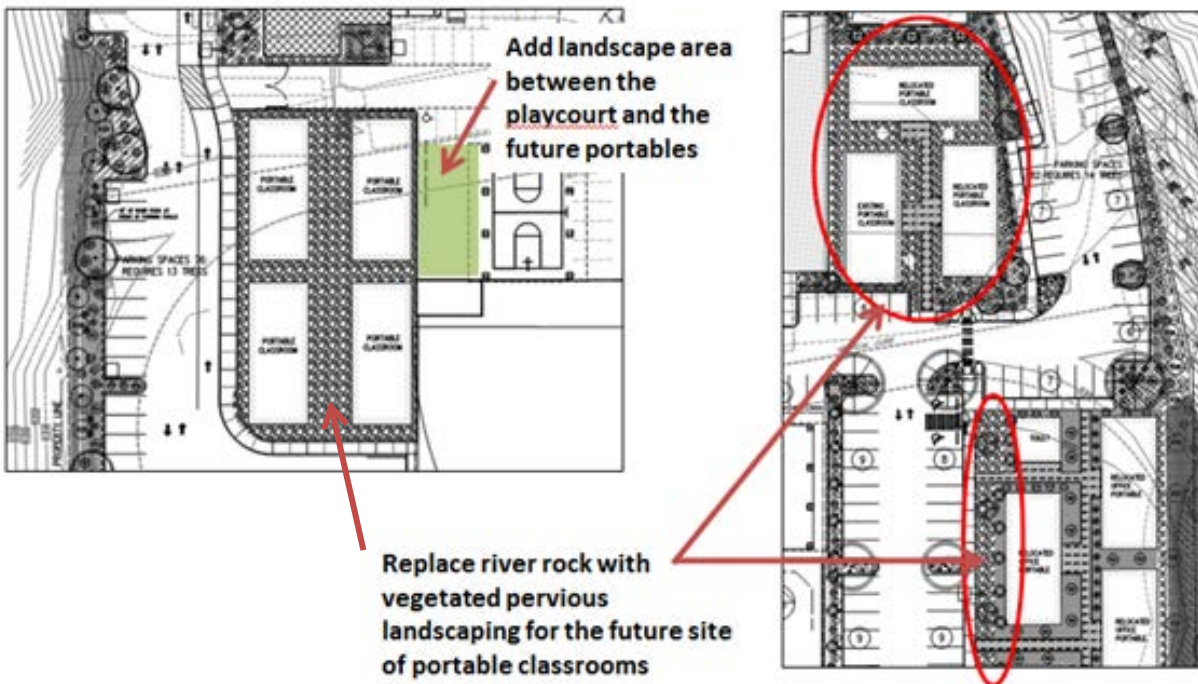
comments and staff responses can be found in Attachment 8 of the Staff Report dated June 8, 2016.

- K. The environmental impacts of this proposal have been reviewed according to the WA State Environmental Policy Act (SEPA) and a Mitigated Determination of Nonsignificance (MDNS) was issued by the Issaquah School District under WAC 197-11-350, as lead agency for SEPA, on April 29, 2016. A 21-day combined comment and appeal period was established between April 29, 2016 and May 19, 2016. No appeals were received. The Issaquah School District received one comment from a citizen, regarding the need for safe pedestrian facilities along 1st Ave. SE. The SEPA MDNS including Findings and Mitigation Measures, was included as Attachment 9 to the Staff Report dated June 8, 2016.

Additional Findings of Fact, brought up at the Public Hearing on July 20, 2016 include:

- L. A new condition #19 for the proposed expansion of non-conforming impervious area will replace the original condition #19 (chainlink fence) to address the staff analysis under "Expansion of Nonconforming Situations". The new condition 19 is as follows:

Impervious areas shall be minimized to reduce the heat island effect. Replace river rock around the portable classrooms and offices with pervious surface. Find opportunities to insert vegetation and pervious areas in unprogrammed spaces, especially where the students are expected to congregate regularly.

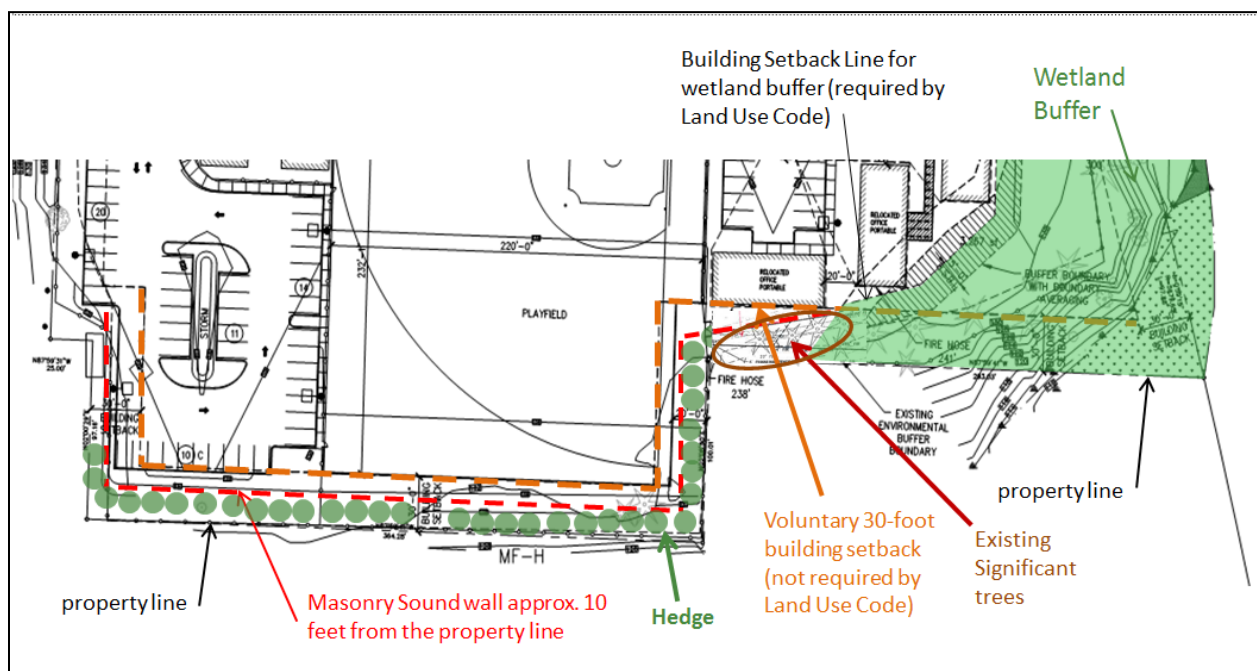


- M. According to the Parking requirements in IMC Table 18.09.050, the minimum parking required for the Clark Elementary School, at 3 spaces per classroom, with 31 proposed classrooms, is 93 spaces. The minimum parking required for the Gibson Ek High School and 7 portable classrooms not associated with the elementary school, is 4 spaces/classroom.

Additionally, 1 space per employee/faculty is required for high schools. With 10 classrooms and 20 staff/faculty provided, the total minimum parking required for Gibson Ek High School and the 7 portable classrooms is 88 spaces. The minimum required parking for office use is 1 space/300 feet. With 4 office portables, at a total gross floor area of 1850 s.f., the minimum parking required is 31 spaces. For the entire campus, a total of 212 spaces shall be provided at a minimum. The Applicant is providing 227 spaces with 81 overflow parking using the paved courtyard.

At the Public Hearing, the Commission asked the Applicant to reconsider the amount of parking on-site so as to reduce the impervious area, noting that the Applicant is providing more parking than required by the Land Use Code. The Land Use Code provides for a minimum parking requirement but not a maximum number, so the Applicant complies with the Code despite providing 15 parking space above the requirement. The Applicant will revise the dimensions and location of the parking lots along the eastern property line to reduce the amount of impervious surface and the encroachment into the wetland buffer. The Applicant will also replace the river rock for the portable offices and classrooms with pervious landscaping.

- N. The Applicant provided additional information regarding the screening location and material proposed for the south end of the campus. The Applicant is proposing an 8-foot tall masonry wall starting from the western end of the south property line up to the building setback line for the wetland buffer on the east end of the property. Condition #2 of the staff report was revised to clarify the length of the masonry wall and the type of wall to ensure that it will not only provide visual screening for the residential properties to the south, but also mitigate for sound. The Applicant has agreed to use a masonry wall with sound attenuating properties, which were used in the past at other schools.



During the public hearing, the Development Commission further revised the staff-recommended Condition 2 to clarify the minimum height of the fence. The revised text is shown in italics:

A masonry wall ***with sound-absorbing properties***, no greater than 10 feet tall ***and no less than 8 feet tall***, and set back 10 feet from the property line, shall be provided to mitigate the noise, light and visual impacts of the bus loop and parking lot at the southwest corner of the site. A row of evergreen hedge shall be planted between the wall and the property line to provide a green transition between the residences and the wall. ***The wall shall extend along the south property line up to the building setback line for the wetland buffer.***

- O. Vehicular Access: The general vehicular access for the new Clark Elementary School/Gibson Ek High School is at 1st Ave. SE while Clark Street will be used primarily by faculty, school buses and delivery vehicles (see Attachment 6, *Revised Site Circulation Diagram*). The existing bus drop off, parking lot and parent drop-off at 1st Ave. SE will continue to be used. However, the parking lot will be reconfigured so that parents and visitors will access it off 1st Ave SE. Student pick-up and drop-off for the elementary school will move to the current 1st Ave. SE bus loop. Three Gibson Ek school buses will use the same loop, but given the different bell times for the elementary school and the high school, the buses will not compete with the elementary school parents. A potential conflict may arise from queuing in the mornings and afternoons on 1st Ave SE, that could extend from the school northerly to SE Bush Street and block the parking and service area of the City's maintenance facility. Additionally, both the intersections of Front Street S/SE Bush Street and SE Bush Street/2nd Avenue SE require mitigation to address impacts to Level of Service (LOS). Mitigation measures have been identified in the approved Traffic Impact Analysis (Clark and Gibson Ek High School Relocation, TIA Addendum, June 6, 2016). Mitigation measures are required to be completed prior to issuance of the Temporary Certificate of Occupancy for a building.
- P. The Traffic Impact Analysis identified pedestrian safety and vehicular access mitigation measures that include the addition of center turn lanes on SE Bush Street, between 1st Ave. SE and Front Street South, and SE Bush Street between Rainier Blvd. South and 2nd Ave. SE. Pedestrian safety measures will include raised sidewalks, curbs and gutters, and street trees on both sides of 1st Ave. SE from Bush Street to the bus/parent drop off zone in front of Clark Elementary School. To accommodate the center turn lanes, some of the existing on-street parking on Bush Street may be lost. Due to the potential impacts of the loss of parking, the City mailed additional Notice of Public Hearing to the property owners within 300 feet of the affected area on July 14, 2016.
- Q. Additional details provided by the Applicant that are beyond the scope of review at Site Development Permit phase have not been reviewed by the City and the Development Commission's approval of this project shall not imply approval of all information provided in the plans and drawings submitted by the Applicant to the City.

III. CONCLUSIONS

1. This proposal complies with the Level 3 approval criteria found in Chapter 18.07 of the Land Use Code, and applicable standards in the Parking (IMC 18.09), Environmental (IMC 18.10), Landscaping (IMC 18.12), Transportation (IMC 18.15), Fire Protection Impact Fees (18.16), Park Impact Fees (IMC 18.17), and is consistent with the policies of the City of Issaquah Comprehensive Plan (as amended and effective on June 16, 2014).
2. The applications contain adequate information for the Development Commission to render this decision.
3. Adequate and timely notices to the public and the Parties of Record, as prescribed in the Procedures of the Land Use Code (IMC 18.04), have been provided.

IV. APPEALING THIS DECISION

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$518.26 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on August 5, 2016.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above). Final decisions shall be valid for three (3) years from the Approval Date in the Notice of Decision and can be extended by the Director if all the criteria set forth in IMC 18.04.220.D.1. (a) to (d) are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

V. AFFECTED PROPERTIES

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300

VI. CONDITIONS OF APPROVAL

1. The portables shall be painted to follow the same color and articulation scheme of the main buildings in the campus. Landscaping shall be provided around the portables, as a way to humanize the industrial and utilitarian character of the portables and provide screening from the residential properties to the south.
2. A masonry wall with sound-absorbing properties, no greater than 10 feet tall and no less than 8 feet tall, set back 10 feet from the property line, shall be provided to mitigate the noise, light and visual impacts of the bus loop and parking lot at the southwest corner of the site. A row of evergreen hedge shall be planted between the wall and the property line to provide a green transition between the residences and the wall. The wall shall extend along the south property line up to the building setback line for the wetland buffer.
3. The Issaquah School District shall mitigate the off-site impacts of vehicles as identified in the approved Traffic Impact Analysis (TIA). Future impacts, if any, caused by a change in bell times will be evaluated through an updated TIA and mitigated based upon the approved TIA.
4. The diagonal crosswalk from the parking lot of the parent drop-off area that is closest to the building entry of Clark Elementary School shall be oriented at right angles with the curb of the school entry plaza.
5. Road improvements to 1st Ave SE shall be constructed to provide safe pedestrian access. In addition, pedestrian safety measures at the intersection of SE Bush Street/Rainer Trail shall be provided as determined by the approved TIA.
6. The Applicant shall confirm with construction permit review that fire truck and emergency vehicle access routes throughout the site can accommodate a 24-foot ladder truck using the computer modeling provided by City staff.
7. The applicant shall further evaluate the site plan to minimize the extent of wetland buffer averaging while maintaining the general configuration of the site, e.g changing parking space stall sizes, small landscape or curb adjustments. The minimization of impacts will be reviewed and approved by DSD with construction permits.
8. Where potential conflicts at a crosswalk are expected due to high pedestrian use and vehicular traffic use, the crosswalk will be designed to prioritize pedestrians over vehicles through such measures as providing a pedestrian table, use of special paving (Street Standard Detail T-37) and widening pedestrian crossings, etc. The appropriate design and treatment will be determined on a case-by-case basis during construction review, with consideration of the multi-modal circulation functions in the location of the crosswalk..
9. The missing sidewalk in front of the shop doors of the Gibson Ek building shall be provided. The striping proposed shall be replaced with a decorative concrete paving material and separated from the drive aisle with decorative bollards, to denote this area as a pedestrian

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path and not a parking space. Bollards shall be decorative, similar to the examples included in the staff report and powder-coated in the blue accent color of the buildings, or black.

10. No waste containers shall be located on the exterior of buildings without landscape screening as prescribed in IMC18.12.130.C.
11. At the east elevation of the Clark Elementary (Building 100), the existing blank walls that face the passageway shared with Building 100 shall incorporate low seat walls, or a mural, or decorative metal panels/grills, similar to the examples shown in the Staff Report. Blank wall treatment shall cover a majority of the wall length at ground level, to create a welcoming space to the gym in Building 300 and the classrooms.
12. The west elevation of Building 300 that faces the outdoor play area and courtyard shall be mitigated with decorative artwork, similar to the examples shown in the Staff Report, or with planter seat walls.
13. The blank wall of the existing service area and the new service area at the west elevation of the Clark Elementary School building shall be mitigated through one of the techniques identified in the IMC Appendix 2, Design Standards.
14. The existing blank walls at the east elevation of Building 300 associated with the Clark Elementary School shall be mitigated with evergreen shrubs and trees where the parking lot is within 5 feet of the wall.
15. The parking spaces and drive aisle widths of the visitor parking lot for Clark Elementary School shall be revised to meet the minimum required dimensions as prescribed in Table 18.09.095, Parking Layout Dimensions.
16. To encourage school staff to use non-motorized transport and to accommodate bike users, bike parking should be distributed and located at the faculty entries to Clark Elementary School and Gibson Ek High School, and the walkway entry to the portable offices. A minimum of 4 bike parking spaces shall be provided at the main entry *of Clark Elementary and at the gated entrance west of the new playfield.*
17. Bike rack locations shall be shown on the Landscape Plans and located so that that bicycles can park without blocking pedestrian paths and bikes have adequate room to park without confines by walls or other structures. Bike rack locations should also be coordinated with site lighting and other site furniture.
18. The Gibson Ek High School shall be provided with a Type A loading space and screened in accordance with the requirement in the Table 18.12.060 (B) and IMC18.12.110.
19. Impervious areas shall be minimized to reduce the heat island effect. Replace river rock around the portable classrooms and offices with pervious surface. Find opportunities to insert vegetation and pervious areas in unprogrammed spaces, especially where the students are expected to congregate regularly.

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20. Additional planter islands shall be provided for the row of parking at the southwest corner of the project site, the visitor parking lot at the main entrance and parent drop-off area of Clark Elementary School and the parking lot serving the office portables. The final number of the planter islands and the location of the parking lot trees required to comply with the IMC standards shall be coordinated and shown in the Site Work Permit and Landscape Permit plans.
21. The parking lot at Clark Street and 1st Ave. SE shall be screened from the public streets with a solid fence or Type 1 landscape vegetated screen, while maintaining safe sightlines into and out of the parking lot, with the design and materials to be approved at construction permit review.
22. No chainlink fence with vinyl slats shall be allowed as screening for parking lots, mechanical equipment and loading areas.
23. A total of 1186 inches of new trees are required to meet the Tree Density requirement for the site. A range of sizes, between 1.5" to 2.5" will be considered, as long as the total number of inches of all new trees meet the required 1186 inches, and as long as the tree sizes are appropriate for its purpose and location.
24. The Applicant shall provide a lighting plan and lighting photometrics for the entire site and the public right-of-way abutting the school property, including Clark Street, 1st Ave. SE and Bush Street, if additional street lighting is required as part of the Traffic Impact Analysis. The Applicant shall provide exterior lighting for pedestrian walkways and sidewalks, at areas where pedestrian and vehicular circulation intersects, and at primary building entries while minimizing light spillover and unnecessary light by using lens and motion sensors, where continuous lighting is not required.
25. Provide decorative paving ex. decorative concrete, to primary walkways students use daily, for new paved areas including the main bus drop off zone, the passageway between Building 400 and the new Clark Elementary classroom wing, and the Gibson Ek primary entry walkway, consistent with the pedestrian paths shown on the Revised Site Circulation Plan (Attachment 6)
26. The area for the 4 Clark Elementary portable classrooms will be reviewed for compliance with the landscape standards when a building permit is submitted for the portables. A Landscape Plan shall be submitted with the building permit application, showing walkway details and vegetation to enhance the student experience of walking to the classrooms.
27. Provide outdoor seating areas at key locations on the campus, to provide an alternative to the active play areas, by designing a calming and quiet outdoor seating and passive space using special paving, ornamental plants, benches, trash receptacles and pedestrian-scale lighting.
28. Plant materials and planting locations must be shown in conjunction with locations of utility lines and exterior light fixtures, as part of the Landscape Permit.

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29. Deleted

30. Screening material for ground-mounted mechanical and utility equipment shall be a solid wood or metal fence, with an evergreen hedge that can provide 100% screening in 3 years. Height of screening material shall be 1 foot above the object to be screened.

31. Not used

32. The 4-foot wide concrete stair connecting the sidewalk of Gibson Ek to the Rainier Trail shall be eliminated.